

Property Record Card

Summary

Primary Information

Property Category: RP **Subcategory:** Non-Qualified Ag
Geocode: 43-1497-08-2-02-02-0000 **Assessment Code:** 0007002819
Primary Owner: SHEPINOIS COMPANY LLC **PropertyAddress:** 386 ROSS GULCH RD
 386 ROSS GULCH RD TOWNSEND, MT 59644
 TOWNSEND, MT 59644-9744 **COS Parcel:**
NOTE: See the Owner tab for all owner information

Certificate of Survey:

Subdivision: GREYSON CREEK PROPERTIES

Legal Description:

GREYSON CREEK PROPERTIES, S08, T06 N, R04 E, Lot 16

Last Modified: 10/17/2023 6:18:01 PM

General Property Information

Neighborhood: 243.001 **Property Type:** IMP_R - Improved Property - Rural
Living Units: 0 **Levy District:** 43-1050-7OUT
Zoning: **Ownership %:** 100
Linked Property:

No linked properties exist for this property

Exemptions:

No exemptions exist for this property

Condo Ownership:

General: 0 **Limited:** 0

Property Factors

Topography: **Fronting:**
Utilities: **Parking Type:**
Access: **Parking Quantity:**
Location: **Parking Proximity:**

Land Summary

<u>Land Type</u>	<u>Acres</u>	<u>Value</u>
Grazing	0.000	00.00
Fallow	0.000	00.00
Irrigated	0.000	00.00
Continuous Crop	0.000	00.00
Wild Hay	0.000	00.00
Farmsite	0.000	00.00
ROW	0.000	00.00
NonQual Land	20.185	1,112.00
Total Ag Land	20.185	1,112.00
Total Forest Land	0.000	00.00
Total Market Land	0.000	00.00

Deed Information:

Deed Date	Book	Page	Recorded Date	Document Number	Document Type
3/1/2021	219	987	3/4/2021	188613	Warranty Deed
7/31/2015			8/17/2015	173655	Warranty Deed

1/12/2010	128	105	1/12/2010	162627	Warranty Deed
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Owners

Party #1

Default Information: [SHEPINOIS COMPANY LLC](#)
[386 ROSS GULCH RD](#)

Ownership %: 100

Primary Owner: "Yes"

Interest Type: [Fee Simple](#)

Last Modified: 10/10/2023 11:06:13 AM

Other Names

Other Addresses

Name

Type

Appraisals

Appraisal History

Tax Year	Land Value	Building Value	Total Value	Method
2023	1112	173460	174572	COST
2022	1117	138860	139977	COST
2021	1117	0	1117	COST

Market Land

Market Land Info

[No market land info exists for this parcel](#)

Dwellings

Existing Dwellings

[No dwellings exist for this parcel](#)

Other Buildings/Improvements

Outbuilding/Yard Improvement #1

Type: [Residential](#) **Description:** [AAP1 - Pole Frame Bldg, 4 sides closed, metal](#)

Quantity: 1 **Year Built:** 2021 **Grade:** A

Condition: **Functional:** **Class Code:** 3301

Dimensions

Width/Diameter: 50 **Length:** 200 **Size/Area:** 10000

Height: **Bushels:** **Circumference:**

Commercial

Existing Commercial Buildings

[No commercial buildings exist for this parcel](#)

Ag/Forest Land

Ag/Forest Land Item #1

Acre Type: [NQ - Non Qualified Ag Land](#)
Class Code: 1701

Irrigation Type:
Timber Zone:

Productivity

Quantity: 0

Units: Non Qual

Valuation

Acres: 20.185

Value: 1112

Commodity:

Per Acre Value: 55.08

Broadwater County | Detail

Date: 12/20/23
Time: 03:48:43 pm

Broadwater County
Melissa Franks, Treasurer
515 Broadway

Tax ID: 0007002819
Type: Real

Name and Address
SHEPINOIS COMPANY LLC
386 ROSS GULCH RD
TOWNSEND MT 59644-9744

Property Tax Query TW Range SC Description
Sub/Blk/Lot / / 16 06N/04E /08 Geo 1497-08-2-02-02-0000 GREYSON
CREEK PROPERTIES, LOT 16

	YR	Int. Date	Tax Date	Tax Amt	Penalty	Interest	Total Amt
Paid	23	11/27/23	11/30/23	630.99	0.00	0.00	1,261.96
Tax Due	23	12/20/23	05/31/24	630.97	0.00	0.00	
Paid	22	02/06/23	11/30/22	592.58	11.85	11.03	1,224.75
Paid	22	06/30/23	05/31/23	592.57	11.85	4.87	
Paid	21	11/18/21	11/30/21	47.74	0.00	0.00	95.47
Paid	21	11/18/21	05/31/22	47.73	0.00	0.00	
Paid	20	11/24/20	11/30/20	44.04	0.00	0.00	88.08
Paid	20	11/24/20	06/30/21	44.04	0.00	0.00	
Paid	19	11/15/19	12/02/19	38.50	0.00	0.00	76.98
Paid	19	11/15/19	06/01/20	38.48	0.00	0.00	
Paid	18	11/26/18	11/30/18	38.41	0.00	0.00	76.81
Paid	18	11/26/18	05/31/19	38.40	0.00	0.00	
Paid	17	11/24/17	11/30/17	38.92	0.00	0.00	77.84
Paid	17	11/24/17	05/31/18	38.92	0.00	0.00	
Paid	16	11/21/16	12/05/16	34.30	0.00	0.00	68.59
Paid	16	11/21/16	05/31/17	34.29	0.00	0.00	
Paid	15	12/08/15	11/30/15	36.54	0.73	0.08	73.89
Paid	15	12/08/15	06/30/16	36.54	0.00	0.00	
Paid	14	11/28/14	12/01/14	51.88	0.00	0.00	103.74
Paid	14	11/28/14	06/01/15	51.86	0.00	0.00	
Paid	13	12/26/13	11/30/13	45.97	0.00	0.00	91.94
Paid	13	12/26/13	05/31/14	45.97	0.00	0.00	

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Broadwater County | Detail

Date: 12/20/23
Time: 03:49:05 pm

Broadwater County
Melissa Franks, Treasurer
515 Broadway

Tax ID: 0007002819
Type: Real

Name and Address
SHEPINOIS COMPANY LLC
386 ROSS GULCH RD
TOWNSEND MT 59644-9744

Property Print TW Range SC Description
16- GREYSON CREEK PROPERTIES, Geocode: 1497-08-2-02-02-0000
LOT 16

Class Taxable/\$	Dist	Quantity	Market
31701 Non-Qualified Ag Land 20-160 A 168.00	70	20.19	1,112.00
43301 Improvements on Rural Land 2,342.00	70	0.00	173,460.00
990017 SOIL 2,510.00	9030	0	0.00

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Broadwater County | Detail

Date: 12/20/23
Time: 03:49:18 pm

Broadwater County
Melissa Franks, Treasurer
515 Broadway

Tax ID: 0007002819
Type: Real

Name and Address
SHEPINOIS COMPANY LLC
386 ROSS GULCH RD
TOWNSEND MT 59644-9744

Taxes Due Query TW Range SC Description
Sub/Blk/Lot / / 16 06N/04E /08 GREYSON CREEK PROPERTIES, LOT 16
Geo: 1497-08-2-02-02-0000

District	Tax Date	Int Date	PD?	Tax Amt	Penalty	Interest
7O RURAL 7	11/30/23	12/20/23	Y	629.59	0.00	0.00
9030 SOIL	11/30/23	12/20/23	Y	1.40	0.00	0.00
7O RURAL 7	05/31/24	12/20/23		629.58	0.00	0.00
9030 SOIL	05/31/24	12/20/23		1.39	0.00	0.00
Totals for 23				1,261.96	0.00	0.00
Total Tax, Penalty and Interest				1,261.96		

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2023 REAL Property Tax Statement

Broadwater County

Melissa Franks, Treasurer

10/25/23

515 Broadway

Townsend, MT 59644

Tax Payer	Property Description
SHEPINOIS COMPANY LLC	Sub/Blk/Lot / / 16
386 ROSS GULCH RD	Twn/Rng/Sect 06N/04E /08
TOWNSEND MT 59644-9744	GREYSON CREEK PROPERTIES, LOT 16 Acres: 20.19

Tax Payer 0007002819
 School District 70 RURAL 7
 Taxable Value 2,510
 Geo Code 1497-08-2-02-02-0000

Tax Description	1st Half	2nd Half	Total Tax	Voted *	% of Tax	Tax Amount	Mill Levy
LAND	42.14	42.14	84.28	STATE SCHOOL LEVY	15.49 %	\$195.53	77.900
BLDS & IMPROVEMENTS	587.45	587.44	1,174.89	DISTRICT SCHOOL LEV	35.33 %	\$445.90	177.650
SOIL	1.40	1.39	2.79	* STATE LEVY - UNIVER	1.19 %	\$15.06	6.000
				COUNTYWIDE EDUCATIO	6.29 %	\$79.50	31.670
1st Half Due (11/30/23)	630.99			Total School	58.30 %	\$735.99	293.220
2nd Half Due (05/31/24)		630.97		County			
Total Bill			1,261.96	ROAD	3.85 %	\$48.62	19.370
				* NOXIOUS WEED DISTRI	1.31 %	\$16.57	6.600
				FAIR	0.20 %	\$2.48	0.990
				DISTRICT COURT	0.07 %	\$0.85	0.340
				LIBRARY	0.50 %	\$6.35	2.530
				AMBULANCE - NON ENT	0.09 %	\$1.18	0.470
				PLANNING	0.06 %	\$0.78	0.310
				SNR CTZ MEALS	0.23 %	\$2.96	1.180
				SNR CTZ TR	0.06 %	\$0.70	0.280
				* EXTENSION SERVICE	0.56 %	\$7.05	2.810
				* PUBLIC SAFETY	14.18 %	\$178.94	71.290
				DETENTION CENTER	0.00 %	\$0.00	
				MUSEUM	0.16 %	\$2.01	0.800
				GROUP HEALTH	2.67 %	\$33.73	13.440
				PERMISSIVE MEDICAL	4.18 %	\$52.79	21.030
				SEARCH & RECOVERY	0.16 %	\$2.01	0.800
				* RURAL FIRE	3.43 %	\$43.25	17.230
				EOUALIZATION VARIAN	3.40 %	\$42.92	17.100
				Total County	35.11 %	\$443.19	176.570
				Other State			
				GENERAL	6.34 %	\$79.99	31.870
				Total Other Stat	6.34 %	\$79.99	31.870
				Other			
				SOIL CONSERVATION	0.16 %	\$2.06	0.820
				SOIL CONSERVATION P	0.06 %	\$0.73	0.290
				Total Other	0.22 %	\$2.79	1.110
				Total Bill	100.00 %	\$1,261.96	502.770

Total if both halves paid: 1,261.96

Total if both halves paid: 1,261.96



Name SHEPINOIS COMPANY LLC
 386 ROSS GULCH RD
 0007002819

Name SHEPINOIS COMPANY LLC
 386 ROSS GULCH RD
 0007002819

Due 630.99 11/30/23

Due 630.97 05/31/24

Return this stub with payment to:
 Broadwater County
 Melissa Franks, Treasurer
 515 Broadway
 Townsend, MT 59644

Return this stub with payment to:
 Broadwater County
 Melissa Franks, Treasurer
 515 Broadway
 Townsend, MT 59644